



*Handwritten signature*

Jefferson County Title Company,

**SECOND SUPPLEMENTAL DECLARATION TO THE DECLARATION  
OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
OF WALDEN MEADOWS, SECTION ONE, FOR WALDEN MEADOWS,  
SECTION THREE, AN ADDITION TO THE CITY OF BEAUMONT,  
JEFFERSON COUNTY, TEXAS**

Whereas, DDW Development, Ltd., a Texas limited partnership (the "Declarant"), executed the Declaration of Covenants, Conditions, and Restrictions of Walden Meadows, Section One, an addition to the City of Beaumont, Jefferson County, Texas, dated August 25, 2000, recorded under County Clerk's File No. 2000035337 in the Official Public Records of Real Property of Jefferson County, Texas (the "Declaration"), subjecting certain real property more fully described therein to certain restrictive covenants; and

Whereas, Declarant reserved the right under the Declaration to bring additional property from that certain real property described in the Declaration and referred to therein as the Future Development Tracts under the scheme of development set out in the Declaration by means of a Supplemental Declaration; and

Whereas, the Declarant executed the First Supplemental Declaration to Declaration for Walden Meadows, Section Two, dated December 8, 2004, recorded under County Clerk's File Number 2004047694 in the Official Public Records of Jefferson County, Texas (the "First Supplemental Declaration"); and

Whereas, the Declarant now desires to subject that certain real property more fully described in Exhibit "A", attached hereto and made a part hereof by this reference (the "Additional Land"), out of the Future Development Tracts to the scheme of development set out in the Declaration and to amend and add to the provisions of the Declaration with respect to the Additional Land by the execution and filing of this Supplemental Declaration as permitted by the terms of the Declaration; and

Whereas, the Declarant has caused the Additional Land to be subdivided, platted, and, to the extent of Lot Twelve (12) in Block Five (5) of the Walden Meadows, Section Two (2), a subdivision to the City of Beaumont, Jefferson County, Texas, according to the map or plat of said addition recorded in Volume 17, Page 318 of the Map Records of Jefferson County, Texas (the "Walden, Section Two"), replatted into an addition to the City of Beaumont, Jefferson County, Texas, known and to be known as "Walden Meadows, Section Three, an addition to the City of Beaumont, Jefferson County, Texas (the "New Addition")", in accordance with the Final Plat of the New Addition prepared by Mark W. Whiteley, Texas registered professional land surveyor number 3636, and filed for record in the office of the County Clerk of Jefferson County, Texas, under County Clerk's File No. 2008014198 on April 22, 2008 (the "Plat"); and

Whereas, the Declarant desires to (i) dedicate the easements for utilities reflected in the Plat, (ii) reserve in favor of itself and the Association or both certain easements on and across the Lots in the New Addition, (iii) replat Lot Twelve (12) in Block Five(5) of the Walden Section Two (2), (iv) bring the Additional Land with the scheme of development of the Declaration, as

authorized therein, and (v) impose the protective and restrictive covenants set forth in the Declaration, as amended and supplemented by the First Supplemental Declaration and this Second Supplemental Declaration, on the Lots in the New Addition;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that Declarant hereby adopts the Plat of the New Addition, dedicates the easements for utilities as reflected upon the Plat and imposes on the Lots in the New Addition the basic restrictions set forth on the Plat.

For the purposes of enhancing and protecting the value, attractiveness, and desirability of the Lots in the New Addition, and the purpose of providing for the orderly development, use, and enjoyment of the Lots in the New Addition, Declarant hereby declares that all of the land in the New Addition shall be held, sold, and conveyed subject to the easements, restrictions, covenants, and conditions set forth in the Declaration as modified and supplemented by the First Supplemental Declaration and by this Second Supplemental Declaration and the Plat, which shall constitute covenants running with the Additional Land and shall be binding upon all persons having any right, title, or interest in the Additional Land, or any part or parts thereof, and upon such persons and their respective heirs, successors, executors, administrators, legal and person representatives, lessees, and assigns. All references to the Declaration contained in this Second Supplemental Declaration are to the Declaration as amended by the First Supplemental Declaration.

#### **Article I.** **Definitions**

All of the definitions contained in Article I of the Declaration shall apply to this Supplemental Declaration as amended as follows:

1. A new Section 11 shall be added to read as follows:

“Section 11. Addition. “Addition” shall mean and refer collectively to the Original Addition, Walden Meadows, Section One, an addition to the City of Beaumont, Jefferson County, Texas, according to the map or plat of said addition of record in the Office of the County Clerk of Jefferson County, Texas, Walden Meadows, Section Two, an addition to the City of Beaumont, Jefferson County, Texas, according to the map or plat of said addition of record in the Office of the County Clerk of Jefferson County, Texas, and the New Addition, Walden Meadows, Section Three, an addition to the City of Beaumont, Jefferson County, Texas, according to the map or plat of said addition of record in the Office of County Clerk of Jefferson County, Texas.”

2. A new Section 12 shall be added to read as follows:

“Section 12. The land subject to this Supplemental Declaration and more fully described in the attached Exhibit “A”, and the Exhibit “A” attached

to the First Supplemental shall be herein sometimes referred to as the "Additional Land".

**Article II**  
**Property Subject to Declarations; Additions Thereto**

Article II of the Declaration applies to the New Addition with Section 1 of the Article II of the Declaration amended to read as follows:

"Section 1. Existing Property. The real property which is and shall be held, transferred, sold, conveyed, and occupied subject to the terms, covenants, conditions, restrictions, easements, and reservations contained in the Declarations is Walden Meadows, Section One, an addition to the City of Beaumont, Jefferson County, Texas, as shown and reflected upon the above Plat thereof filed with the Declaration and to the terms, covenants, conditions, restrictions easements, and reservations contained in the Declaration as amended and supplemented by the First Supplemental Declaration to this Declaration adding Walden Meadows, Section Two, an addition to the City of Beaumont, Jefferson County, Texas, as shown and reflected upon the Plat filed with the First Supplemental Declaration to the Declaration, and the Second Supplemental Declaration to the Declaration adding Walden Meadows, Section Three, an addition to the City of Beaumont, Jefferson County, Texas, as shown and reflected upon the Plat filed with the Second Supplemental Declaration to the Declaration, which property may be sometimes referred to as the "Existing Property"."

**Article III**  
**Property, Rights, and Easements**

Article II of the Declaration applies to the New Additions as stated in the Declaration without change.

**Article IV**  
**Membership and Voting Rights**

Article IV of the Declaration applies to the New Addition as stated in the Declaration without change.

**Article V**  
**Assessments**

Article V of the Declaration applies to the New Addition as stated in the Declaration without change.

**Article VI**  
**Obligation to Maintain, Repair, and Rebuild**

Article VI of the Declaration applies to the New Addition as stated in the Declaration without change.

**Article VII**  
**Architectural Control**

Article VII of the Declaration applies to the New Addition as stated in the Declaration without change.

**Article VIII**  
**New Restrictions**

Article VIII of the Declaration applies to the New Addition as stated in the Declaration with the following amendment:

Section 8 of the Declaration is amended to add subsections (g) to read as follows:

“(g) All driveways for Lots 1 through and including Lot 3 of Block 6 shall open onto Laurelwood Street.”

**Article IX**  
**Enforcement of Covenants**

Article IX of the Declaration applies to the New Addition as stated in the Declaration without change.

**Article X**  
**Term and Amendment of Covenants**

Article X of the Declaration applies to the New Addition without change except for the addition of a new Section 4 to read as follows:

“Section 4. Amendment to Restrictions on New Addition. Notwithstanding anything contained herein to the contrary, the covenants and restrictions as they apply to Lots 1 through and including 3 of Block 6 and of Walden Meadows Section Three (3) may be amended or terminated by a written instrument signed by owners of not less than sixty percent (60%) of the Lots in the said Walden Meadows, Section Three (3) for a period of two (2) years after the date that this

Supplemental Declaration is recorded. Thereafter, any amendment must be made in accordance with Section 2 of Article V of the Declaration.”

**Article XI**

Article XI of the Declaration applies to the New Addition as stated in the Declaration without change.

Executed this the 13 day of May, 2008.

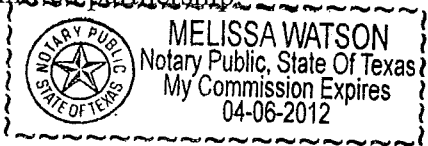
DECLARANT: DDW Development, Ltd., a Texas limited partnership

By: DDW Management, Inc., a Texas corporation,  
its General Partner

By: G Austin Dishman  
Name: G. Austin Dishman, III  
Title: President

STATE OF TEXAS §  
§  
COUNTY OF JEFFERSON §

This instrument was acknowledged before me this 13 day of May, 2008, by G. Austin Dishman, III, President of DDW Management, Inc., a Texas corporation, on behalf of said corporation, general partner on behalf of DDW Development, Ltd., a Texas limited partnership.



Melissa Watson  
Notary Public in and for the State of Texas

**AFTER RECORDING PLEASE RETURN TO:**  
**Austin Dishman**  
**80 IH-10 North**  
**Beaumont, Texas 77702**

**EXHIBIT A**

BEING a 0.7274 acre tract or parcel of land out of and part of the Charles Williams Survey, Abstract No. 59, Jefferson County, Texas, the same being out of and a part of that certain called 32.433 acre tract described in Special Warranty Deed from George A. Dishman, Jr., Hill M. Dishman, James C. Dishman and James C. Dishman, Jr. to Walden Park, Ltd., dated 29<sup>th</sup> of February, 2000, recorded in Clerk's File Number 2000008357, Official Public Records, Jefferson County, Texas, said 0.7274 acre tract being more particularly described as follows:

COMMENCING at the Northwest corner of that certain Lot 7, Block 5 of the Final Plat of Walden Meadows, Section Two as recorded in Volume 17, Page 318, Map Records, Jefferson County, Texas, a iron rod with cap found;

Reference bearing based upon the North line of the said of Walden Meadows, Section Two as recorded in Volume 17, Page 318, Map Records, Jefferson County, as SOUTH 89°54'05" EAST.

THENCE SOUTH 89°54'05" EAST along and with the North line of the aforesaid Walden Meadows, Section Two Addition for a distance of 436.26 feet to a 5/8" iron rod with cap set for PLACE OF BEGINNING of the tract herein described, the same being the Northwest corner of Lot 12, the same being the Northeast corner of Lot 11, Block 5 of the aforesaid Walden Meadows Section Two Addition;

THENCE SOUTH 89°54'05" EAST, continuing along the projection of the afore referenced North line for a distance of 273.40 feet to a 5/8" iron rod with cap set in concrete for corner, said iron rod being located on the Westerly right of way line of Champions Drive (right of way width varies);

THENCE SOUTH 02°10'59" EAST, along and with the West right of way line of said Champions Drive for a distance of 115.19 feet to a 5/8" iron rod with cap set in concrete for corner, said iron rod being located on the North right of way line of Laurelwood Street (based upon 50.00 feet) as recorded and dedicated in Walden Meadows, Section One, a subdivision out of the C. Williams Survey, Abstract No. 59, Jefferson County, Texas, as recorded in Volume 16, Page 291, Map Records, Jefferson County, Texas;

THENCE NORTH 89°54'05" WEST along and with the North right of way line of Laurelwood Street of a distance of 190.42 feet pass the Southeast corner of Lot 12, Block 5 of the aforesaid Walden Meadows, Section Two and continuing for a total distance of 277.14 feet to a 5/8" iron rod with cap set for corner, said iron rod locating the Southeast corner of Lot 11, Block 5 of the aforesaid Addition;

THENCE NORTH 00°19'21" WEST along the boundary between said Lot 11 and the herein described tract for a distance of 115.10 feet to the PLACE OF BEGINNING and containing 0.7274 acres of land, more or less.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Carolyn L. Guidry*

2008 May 14 01:43 PM

2008017224

JAMES \$36.00

CAROLYN L. GUIDRY COUNTY CLERK

JEFFERSON COUNTY TEXAS